

MEETING RECORD

NAME OF GROUP: PLANNING COMMISSION

DATE, TIME AND PLACE OF MEETING: Wednesday, September 28, 2005, 1:00 p.m., City Council Chambers, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Jon Carlson, Gene Carroll, Dick Esseks, Gerry Krieser, Roger Larson, Melinda Pearson, Lynn Sunderman, Mary Bills-Strand and Tommy Taylor; Marvin Krout, Ray Hill, Steve Henrichsen, Kent Morgan, Mike DeKalb, Brian Will, Greg Czaplewski, David Cary, Joe Rexwinkle, Jean Walker and Teresa

STATED PURPOSE OF MEETING: Regular Planning Commission Meeting

Chair Jon Carlson called the regular meeting held September 14, 2005. Motion for approval made by Strand seconded by Carroll and carried 8-0: Carlson, Carroll, Esseks, Krieser, Larson, Pearson, Sunderman and Strand voting 'yes'; Taylor absent.

**CHANGE OF ZONE NO. 05065;
MISCELLANEOUS NO. 05021; SPECIAL PERMIT NO. 2022A; SPECIAL PERMIT NO. 05045; Zone No. 05065; Item No. 1.1b, Miscellaneous No. 05021;
Item No. 1.4, Special Permit No. 05046**

were removed from the Consent Agenda and scheduled for separate public hearing.

Strand moved to approve the remaining Consent Agenda, seconded by Carroll and carried 8-0: Carlson, Carroll, Esseks, Krieser, Larson, Pearson, Strand and Sunderman voting 'yes'; Taylor absent.

Note: This is final action on Special Permit No. 05045, unless appealed to the City Council by filing a letter of appeal with the City Clerk within 14 days of the action by the Planning Commission.

CHANGE OF ZONE NO. 05065
A TEXT AMENDMENT TO TITLE 27
OF THE LINCOLN MUNICIPAL CODE
and
MISCELLANEOUS NO. 05021,
A TEXT AMENDMENT TO TITLE 26
OF THE LINCOLN MUNICIPAL CODE.
PUBLIC HEARING BEFORE PLANNING COMMISSION:

September 28, 2005

Members present: Krieser, Taylor, Pearson, Larson, Strand, Carroll, Esseks, Sunderman and Carlson.

Staff recommendation: Approval.

Ex Parte Communications: None.

This application was removed from the Consent Agenda and had separate public hearing at the request of Commissioner Pearson.

Proponents

Rick Peo of the City Law Department appeared to answer questions.

Pearson asked Peo to clarify the purpose of these text amendments. Peo explained that under the existing

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could purchase three additional acres. Esseks suggested that the applicant could purchase three acres from his brother to the north. DeKalb concurred, but if one parcel becomes 23 acres and the other 17 acres, it creates a 17-acre lot that is less than the standard.

DeKalb confirmed that the withdrawal of the north 20 acres does not change the staff recommendation of denial.

Esseks wondered

not a case where the information is not available. It is the issue of do you want to give regulatory authority to the city with regard to this information? "Best available" implies some stamp of approval that he does not believe is justified.

Taylor wondered the t

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agency that is exempt from zoning, the area of their commercial development would follow all of the regulations.

It has also been agreed that the letter of agreement must accompany this amendment when it goes forward to the City Council.

In summary, Henrichsen explained that this

of the retail uses that would be contemplated – proposed conceptually a hotel/motel of 75 units,

involved in the discussions and she thinks they worked hard to find some common ground and

Esseks is still interested in a workshop on this issue.

Rick Peo, City Law Department, suggested that anyone who wants to testify should sign in and leave their

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tower. This area would mean a booster district to obtain adequate water pressure. The staff preference would be to leave the service limit where it is.

Further, with regard to the nine mile

Henrichsen stated that the staff recommendation is as stated in the memo dated September 14, 2005.

A _____ C _____ T _____: I O September ~~18~~, 2005

Larson moved to adopt the staff recommendation, as set forth in the memo dated September 14, 2005, seconded by Strand.

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